



City of Carmel

CARMEL PLAN COMMISSION

April 17, 2007

Memorandum of Meeting

Members present: Leo Dierckman, Jay Dorman, Wayne Haney, Kevin Heber, Brian Mayo, Rick Ripma, Carol Schleif, Madeleine Torres, Susan Westermeier, thereby establishing a quorum.

DOCS Present: Matt Griffin, Christine Barton-Holmes, Rachel Boone. John Molitor, legal counsel was also in attendance.

Minutes of the March 20, 2007 meeting were approved as submitted.

Announcements: None from Legal Counsel; none from the Department.

H. Public Hearings:

1H. Docket No. 07020003 DP/ADLS: Carmel Orthodontics

The applicant seeks to construct a 2-story medical office building on 2.59 acres.

The site is located on the southwest corner of Carmel Drive and Guilford Road, and is zoned M3.

Filed by Ashton Fritz of Schneider Engineering for Carmel Orthodontics.

Present for Petitioner: Paul Reis, attorney, Bose, McKinney & Evans. Also in attendance: Dr. Miller; Tony Grimes, Ratio Architects; Gary Murray, Schneider Engineering.

Public Comments/Favorable
None

General Public Comments/Unfavorable:

Susan Sarawick, Lenox Trace Condominiums, 11760 Glenbrook Court, expressed concern regarding the tree preservation/buffer between the proposed Orthodontics building and the residential community at Lenox Trace. Also concern regarding traffic impact, since traffic is currently being diverted from 116th Street onto Carmel Drive between Guilford and Meridian Street.

Public Hearing Closed.

Rebuttal, Paul Reis: The trees will be completely undisturbed. The design for traffic along Carmel Drive is more than adequate to handle any traffic generated by this particular building. 116th is scheduled for completion prior to the development of the proposed project.

Department Comments, Matt Griffin: The Urban Forestry Dept. has approved the petitioner's plan for landscaping. DOCS has nothing additional at this stage and recommends this item be forwarded to the Special Studies Committee on May 1, 2007 for further review.

Kevin Heber had questions regarding a ground-mounted flood light shown on the drawings.

Matt Griffin responded that it was probably up-lighting for the building itself—the photometric plan does not show a lot of light spillage. The lighting should be explored at the Committee level.

Jay Dorman heartily endorsed the trash enclosure presented. Additionally, while the intent is not to disturb trees in the course of construction, if some trees next to Lenox Trace happen to be disturbed, there should be some ratio in place whereby whatever is destroyed would be replaced with an agreed-upon planting. Also, the parking looks like it comes really close and this should be explored. Even though there is a traffic light at Carmel Drive and Guilford, and City Center and Guilford that should slow traffic, when exiting this development onto Carmel Drive, particularly making a left turn, it is hopeful that the developer will allow cars to stack in a left turn lane as opposed to those wanting to turn right to exit the development—hopefully the width of the roadway will accommodate. Perhaps the volume of traffic would make it an issue that would need to be addressed. At any rate, the petitioner and Department should review this situation.

Carol Schleif: “This is a very attractive project, thank you.”

Docket No. 07020003 DP/ADLS, Carmel Orthodontics was referred to the Special Studies Committee for further review on **Tuesday, May 1, 2007** in the Caucus Rooms of City Hall.

Disposition: Forwarded to Special Studies Committee for further review May 1, 2007.

2H. **Docket No. 07030001 Z: 10212-10218 North Michigan Road Rezone**

The applicant seeks to rezone 8.91 acres from I1 to B2 to allow for medium-density commercial retail development.

The site is located at 10212-10218 North Michigan Road and is within the US 421/Michigan Road Overlay. Filed by Joseph Calderon of Bose McKinney & Evans LLP for Thomas English Retail Real Estate LLC.

Present for Petitioner: Paul Reis, Bose McKinney & Evans. Also in attendance: Tom English—developer.

No Public Remonstrance

Department Comments, Matt Griffin: No comments at this stage. The Rezone to B-2 from I-1 will limit the list of uses. The Department supports the rezone and recommends review by the Special Studies Committee May 1, 2007.

Motion to suspend the Rules of Procedure made by Susan Westermeier, seconded by Rick Ripma, approved 9-0.

Formal Motion made by Susan Westermeier to forward to the City Council with a positive recommendation, seconded by Rick Ripma, Approved 9-0.

Disposition: Forwarded to City Council with a positive recommendation 9-0.

I. Old Business

1I. Docket No. 07010009 DP/ADLS: Sunrise of Carmel

The applicant seeks to construct a 4-story, 150,802 square foot independent and assisted living facility on 4.10 acres.

The site is located at the northeast corner of Old Meridian Street and US 31, and is zoned B6 within the US 31 Overlay.

Filed by Mary Solada of Bingham McHale LLP for Sunrise Development, Inc.

Docket No. 07020006 Zoning Waiver: Sunrise of Carmel

The applicant seeks a waiver to increase the Floor Area Ratio from 0.70 to 0.84, a 20% increase, in the construction of a 4-story continuing care facility with underground parking.

The site is located at the northeast corner of Old Meridian Street and US 31, and is zoned B6 within the US 31 Overlay.

Filed by Mary Solada of Bingham McHale LLP for Sunrise Development, Inc

Present for Petitioner: Mary Solada, attorney, Bingham McHale, 2700 Market Tower appeared before the Committee representing the applicant. Also in attendance: Tim Hedges, Sunrise Communities, Tim Fowler, BeeryRio architects, and Gary Murray, Schneider Engineering.

Department Comments, Matt Griffin: No outstanding issues at this time and the Department is recommending approval.

Motion made by Susan Westermeier to approve Docket No. 07010009 DP/ADLS, Sunrise of Carmel and Docket No. 07020006 Zoning Waiver, Sunrise of Carmel, seconded by Kevin Heber, APPROVED 9-0.

Disposition: Both Dockets approved 9-0.

2I. Docket No. 07020012 Z: 1328-1440 W. Main Street Rezone

The applicant seeks to create to rezone property from OM/SU and S2 within the US 31 Overlay to B6 within the US 31 Overlay.

The site is located at the NE corner of US 31 (Meridian) and W. Main Street and is zoned Old Meridian Special Use (OMSU), S2, and is within the US 31 Overlay.

Filed by Eugene Valanzano of Baker and Daniels for Browning Real Estate Partners and the City of Carmel

Present for Petitioner: Jamie Browning, 5100 W 96th Street.

Department Comments, Matt Griffin: No concerns at this time—the Commission will see again at the Development Plan/ADLS stage. At this time, the Department is recommending forwarding to the City Council with a favorable recommendation.

Motion by Susan Westermeier to forward to City Council with a positive recommendation, Seconded by Rick Ripma, Approved 9-0.

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Disposition: Forwarded to City Council with a positive recommendation 9-0.

Open Commission Comments:

Jay Dorman asked that the US 31 Overlay Enhancements be kept as open items on the Agenda or a firm date established for a future agenda.

Jay Dorman also asked about a check-list/matrix for developments to be used by the Commission.

Matt Griffin responded that the US 31 Overlay Amendments are packaged into an Ordinance and will coming forward for up-dating soon.

The check list/matrix is being worked on and will be completed in the near future.

J. Adjournment at 6:47 PM